

## MANHATTAN WEST



*Rendering of Manhattan West, Credit Miller Hare*

## THE SCOPE

Manhattan West is an eight-acre, six-building mixed-use development located in Manhattan's new Hudson Yards district. Stretching from 9th Avenue to 10th Avenue and 31st Street to 33rd Street, Manhattan West will include all of the elements of Brookfield's renowned placemaking destinations around the globe: more than five million square feet of custom designed state-of-the-art class-A office space, luxury apartments, a boutique hotel, curated retail amenities, chef-inspired culinary options, and two acres of open space, all enlivened year-round through Arts Brookfield, Brookfield's award-winning arts and entertainment program.

Manhattan West provides unparalleled transportation access. The site sits directly between the soon-to-be-redeveloped Penn Station – the busiest train station in North America – and the new 7-train station at Hudson Yards, New York City's first subway extension in decades. It is one block from the A, C, E, 1, 2, 3 and 7 subway lines, New Jersey Transit, the Long Island Railroad and Amtrak.

### TIMELINE:

- **September 1985** - Parcel at 31<sup>st</sup> Street and Ninth Avenue acquired by Olympia & York, a predecessor company of Brookfield
- **October 2006** - Parcel at 33<sup>rd</sup> Street and Ninth Avenue acquired by Brookfield
- **October 2012** - Construction began on platform over railroad tracks
- **February 2014** - Redevelopment of 450 West 33<sup>rd</sup> Street commences
- **November 2014** - Platform completed
- **January 2015** - Construction begins on residential tower
- **April 2015** - Skadden, Arps, Slate, Meagher & Flom LLP signs anchor lease for One Manhattan West; construction begins on first office tower
- **October 2015** - Brookfield enters into a joint venture with Qatar Investment Authority (QIA)
- **December 2016:** The NHL announces it will move its headquarters to One Manhattan West
- **March 2017** - Brookfield opens The Eugene, 62-story luxury rental tower at Manhattan West
- **December 2019** - Expected completion of One Manhattan West

## THE MASTER PLAN

### *Office Towers*

- **One Manhattan West (New Office Tower)** - The 67 story, 2-million-square-foot office building currently under construction will be anchored by tenant Skadden Arps, Slate, Meagher & Flom LLP, McKool Smith and the new headquarters for the NHL. The project is scheduled for completion in the fourth quarter of 2019.
- **Two Manhattan West (New Office Tower)** - A second two-million-square-foot office tower will be constructed when an anchor tenant is secured.
- **Five Manhattan West (Existing Office Building)** - Formerly known as 450 West 33<sup>rd</sup> Street, this 1.7-million-square-foot 16 story building is currently undergoing a \$353 million redevelopment program - designed by celebrated architect [Joshua Prince-Ramus of REX](#) - that will fully modernize and integrate the building into the Manhattan West campus. Ideal for TAMI (technology, advertising, media and information) tenants, Five Manhattan West is one of a handful of buildings in New York City with floor plates larger than 100,000 square feet. The building's current tenant roster includes R/GA, Markit and JPMorgan Chase. In March 2017, it was announced Whole Foods Market signed a 60,000-square-foot retail lease at 5 Manhattan West. Five Manhattan West, including the Whole Foods Market, will share a public plaza, called Magnolia Court, with Manhattan West's recently opened, 62-story luxury rental building, The Eugene.
- **The Lofts (Existing Office Building)** - At 202,000-square-feet, The Lofts at Manhattan West will feature 13 stories, 15,000-square-foot floor plates and a 3,000-square-foot rooftop terrace. Fitting for a tenant seeking a "building within a building" opportunity, it has two separate lobby entrances and elevator banks - one for a tenant occupying a significant portion of the building with branding opportunities and the other for remaining tenants.

### *Mixed-Use Building/Plaza*

- **The Eugene** - The 844-unit, 62 story luxury residential tower recently opened in March 2017 consists of 20% studio, one to three-bedroom units priced at affordable rates. Residents experience more than 50,000-square-feet of lifestyle and recreational amenities including La Palestra fitness classes, nutritionists and physical therapy; personalized care courtesies and experiential-driven services provided by LIVunLtd and a playroom, regulation-sized indoor basketball court, rock climbing wall and more. The Eugene will also feature The Hudson Club, an exclusive, rooftop members-only club featuring a sunroom with cocktail bar, a private dining room with chef's kitchen, a poker/game room, a piano lounge with a fireplace, and a 4,600-square-foot rooftop terrace, complete with fire pit, barbeque areas and panoramic views.
- **Boutique Hotel/Condo** - Initial plans envision a hotel or further residential units.
- **Plaza and Retail** - The Manhattan West campus will be transected by a two-acre public park - designed by High Line architects James Corner Field Operations - featuring year-round arts and events programming by [Arts Brookfield](#) which produces over 400 events globally. Over 200,000 square-feet of carefully curated food, retail and pop-up experiences will activate the site.

## THE PLATFORM

Brookfield used post-tension pre-cast bridge technology that created a 2.6-acre, 120,000-square-foot, state-of-the-art platform over the existing railroad tracks. The platform was constructed using "The Launcher," a specialized horizontal gantry that lifts and places the platform segments into place. The construction of the platform was completed in November 2014.

- "The Launcher" is a \$7-million bridge technology machine, which is Italian custom-designed created specifically for Manhattan West and constructed on site

- Each segment weighs 56 tons
- Each span is comprised of 39 segments and weighs the equivalent of six subway cars together (One subway car = about 400 tons)
- A total of 16 bridge spans makes up the platform

## SUSTAINABILITY

Brookfield is committed to developing and managing sustainable, environmentally friendly and technologically advanced properties. Manhattan West anticipates LEED Gold certification through enhanced energy efficiency, improved indoor air quality; high-performance glazing that maximizes daylight; rainwater collection; regional sourcing for recycled materials and other innovative green initiatives.

## PRESS SECTION

Please visit: <http://manhattanwestnyc.com/media-press/>

## RENDERINGS

To download renderings of Manhattan West, including renderings of Five Manhattan West, visit the media gallery on the Media & Press page.

## SOCIAL MEDIA

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## MEDIA CONTACT

Andrew Brent  
Vice President, Head of Communications  
[Andrew.Brent@brookfield.com](mailto:Andrew.Brent@brookfield.com)  
Tel: 212.417.2464